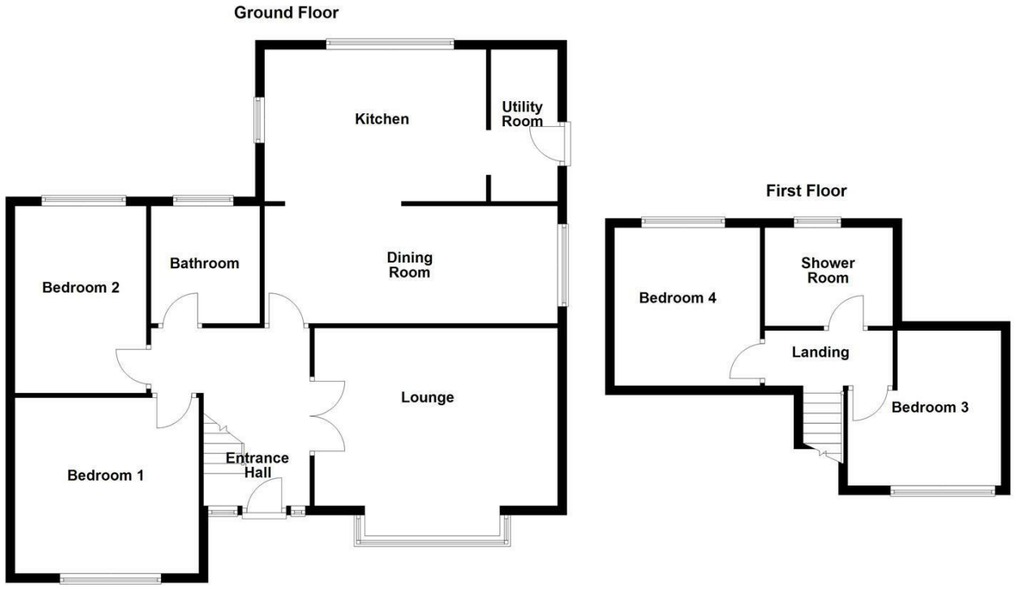
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





46 Mount Road, Stanley, WF3 4JQ

For Sale Freehold £450,000

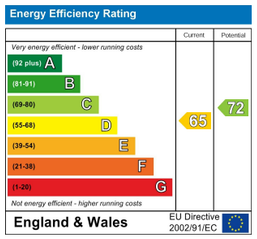
A deceptively spacious and thoughtfully extended four bedroom semi detached bungalow, offering generous living accommodation that is sure to impress. Benefiting from UPVC double glazing and gas central heating, this versatile home is not to be missed.

The ground floor comprises an entrance hall, a comfortable lounge, a separate dining room, an extended breakfast kitchen, a useful utility room, two bedrooms, and a well appointed main bathroom. To the first floor, a landing leads to two further double bedrooms and a separate shower room.

Externally, the property enjoys attractive, low-maintenance gardens to both the front and rear. Off street parking is located to the side of the property [next to to No. 48].

Situated in a sought-after part of Stanley, the property is ideally placed for access to local amenities including shops, schools, and bus services, as well as providing excellent links to the wider motorway network.

This property presents an ideal opportunity for a growing family or for those seeking to downsize without compromising on space. Early viewing is strongly recommended to fully appreciate the size and quality of accommodation on offer, and to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
Entrance door to entrance hall, stairs to first floor landing, central heating radiator, coving to the ceiling, spotlights. Doors into the lounge, kitchen, two bedrooms and the downstairs bathroom.

LOUNGE
18'4" x 15'5" (5.61m x 4.70m)
Double glazed bay window to the front, central heating radiator and a gas fire with marble hearth surround.



DINING ROOM
21'1" x 8'5" (6.45m x 2.59m)
Double glazed window to the side, central heating radiator, opening to the extended breakfast/kitchen.



KITCHEN
10'11" x 16'0" (3.34m x 4.88m)
UPVC double glazed windows to the rear and side, spotlights, and door into the utility room. A range of contemporary gloss wall and base units with quartz work surfaces, quartz splashback, and quartz tiled floor. Integrated wine cooler, space for range cooker, integrated slimline dishwasher, pan drawers, freestanding fridge and freezer.

UTILITY ROOM
4'0" x 8'9" (1.23m x 2.67m)
UPVC double glazed door to the side, central heating radiator. Plumbing for washing machine, space for dryer, quartz tiled floor, boiler and storage cupboard.

BEDROOM ONE
13'2" x 12'5" (4.02m x 3.79m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes to two walls incorporating a dressing table area.



BEDROOM TWO
13'3" x 9'10" (4.04m x 3.02m)
Double glazed window to the rear, central heating radiator, fitted wardrobes to two walls.



HOUSE BATHROOM
7'6" x 8'7" (2.31m x 2.62m)
UPVC double glazed window to the rear, central heating radiator, fully tiled walls and floor, spotlights. A low flush W.C., pedestal wash basin, shower cubicle with mixer shower, contemporary freestanding bath.

FIRST FLOOR LANDING
UPVC double glazed window to the side. Doors to bedrooms three and four, and the house shower room. Access to the eaves.

BEDROOM THREE
8'0" x 10'10" (max) x 10'4" (min) (2.45m x 3.31m (max) x 3.15m (min))
UPVC double glazed window to the front, central heating radiator, door into the eaves.



BEDROOM FOUR
9'11" x 11'6" (3.03m x 3.52m)
Double glazed window to the rear, central heating radiator.

SHOWER ROOM
6'11" x 7'6" (2.13m x 2.31m)
UPVC double glazed window to the rear, central heating radiator, spotlights, fully tiled walls and floor. Low flush W.C., pedestal wash basin, corner shower with mixer tap.



OUTSIDE
To the front is a low maintenance block-paved garden with attractive fencing. Outside to the rear is a low maintenance block paved garden with well stocked planted trees and shrubs bordering, incorporating patio areas. There is off street parking positioned at the side of number 48.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.